

(323) 881-2401

April 25, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY
(3RD AND 5TH DISTRICTS) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Find that the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) in that it approves fees for capital projects necessary to maintain services within existing service areas (CEQA Guidelines Section 15273(a)(4)).
2. Adopt the attached resolution updating the Developer Fee Program which:
 - a) Approves the updated Developer Fee Detailed Fire Station Plan dated December 2002; and
 - b) Approves the 2002-2003 Developer Fee Update Fee Calculation Summary; and
 - c) Increases the developer fee amount to \$.3716 per square foot from the current developer fee amount of \$.1997 per square foot to reflect current costs associated with land acquisition, fire station construction, purchase of apparatus and equipment, and administration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District (District). The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. Pursuant to Government Code Section 66000, et. seq., the District has updated the Developer Fee Detailed Fire Station Plan to reflect fire station requirements based upon the most current growth projections in the designated developer fee areas of benefit. In the next five years it is anticipated that 18 additional fire stations and two temporary fire stations will be needed within the areas of benefit, which are the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley. The need for these new facilities is directly related to development in the areas of benefit.

The resolution adopted by your Board in July 1990 states that the District "...will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to the Board of Supervisors". The current developer fee amount, which is \$.1997 per square foot of new development, was approved by your Board in July 2000. We did not recommend an adjustment to the fee amount in 2001 as the District had not finalized any new fire station construction contracts. Thus, the District did not have current fire station development costs available at that time.

Prior to the award of our most recent fire station construction contracts, many of the tasks associated with fire station development were performed in-house. These "soft costs" were not a part of the architectural and construction costs identified for the developer fee calculation. The Department of Public Works has assumed project management of the District's fire stations currently under development and the previously unidentified "soft costs" associated with fire station development have now been identified.

At the direction of the Chief Administrative Office, our current fire station development costs are now all-inclusive and are included in the fire station development cost component of the developer fee calculation as they are integral aspects of fire station development. Those "soft costs" are as follows:

- telecommunications equipment
- selective calling units
- equipment installation
- soils/geotechnical testing and inspection
- printing/legal advertising

- fire station furniture, fixtures, and equipment
- inspection and code compliance
- constructability review
- architectural/engineering fee
- contracts administration
- design review

Also, apparatus and administrative costs have increased since the developer fee amount was last updated in July 2000, which has also contributed to the increase in the developer fee amount.

Based on the current development costs of District fire stations, we are recommending the developer fee amount be increased from \$.1997 to \$.3716 per square foot. This updated developer fee reflects the cost of land acquisition for a fire station site, fire station construction, apparatus, equipment, and administrative costs associated with fee collection and project and facilities management.

FISCAL IMPACT/FINANCING

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the developer fee to \$.3716 per square foot will enable the District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Government Code Sections 66002 and 66018, notice of the public hearing to update the developer fee amount and the Detailed Fire Station Plan must be published in a newspaper of general circulation in the three areas of benefit. The developer fee is exempt from the provisions of Proposition 218.

The District has notified the affected cities and major developers of the recommended increase. Upon meeting with the Building Industry Association we realized that a grandfather clause was necessary in order to avoid undue hardship on developments currently in process in the unincorporated areas within the areas of benefit. Therefore, applicants who have

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submitted a qualified building permit application prior to the effective date of the increased fee amount and a building permit is issued for such building permit application within five months of such effective date shall pay the current developer fee rate of \$.1997 per square foot.

The Auditor-Controller has reviewed the updated fee amount and found it reasonable. A summary of the fee calculation is attached to the resolution. County Counsel has approved as to form the attached resolution updating the developer fee amount and the Detailed Fire Station Plan.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The updated developer fee amount of \$.3716 will be imposed in the unincorporated areas in the three developer fee areas of benefit effective the first day of the month following the date of approval of the updated fee amount by your Honorable Board. The updated developer fee amount will be imposed in the cities of Calabasas, Malibu, Santa Clarita, Lancaster, and Agoura Hills after approval by the cities of the updated developer fee amount.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT

This project is statutorily exempt per Section 15273 (a) (4) of the CEQA guidelines developed by the State Office of Planning Research.

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CONCLUSION

Upon conclusion of the public hearing, please instruct the Executive Officer of the Board to return two (2) copies of this letter with the adopted resolution to the Consolidated Fire Protection District.

Respectfully submitted,

P. MICHAEL FREEMAN

PMF:LB:fd

Attachments

c: Chief Administrative Officer
County Counsel
Auditor-Controller
Executive Officer, Board of Supervisors

**IN THE MATTER OF FINANCING FOR
FIRE PROTECTION FACILITIES**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF THE CONSOLIDATED
FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley, (collectively, "areas of benefit") effective August 1, 1990, which is to be updated annually thereafter; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan in accordance with Government Code section 66000, et. seq.; and

WHEREAS, the need for increased fire service resources to maintain services is generated by the progress of development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain service; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of rapid expansion in Los Angeles County; and

WHEREAS, the areas of benefit of the Antelope Valley, the Santa Clarita Valley, and the Malibu/Santa Monica Mountains are experiencing rapid expansion; and

WHEREAS, funding of fire protection services to accommodate rapid expansion in the existing areas of benefit of the Antelope Valley, the Santa Clarita Valley, and the Malibu/Santa Monica Mountains is inadequate and will continue to be inadequate without additional funding sources; and

WHEREAS, property tax revenues are not available when needed, as they are generated after development occurs, and are insufficient to fund the development and operation of fire protection facilities to address service demands in emerging urban expansion areas.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain service within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and as such is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act guidelines developed by the State Office of Planning and Research.
3. On _____, 2003, a public hearing was held to update the Developer Fee Program and to consider: 1) the updated Developer Fee Detailed Fire Station Plan dated December 2002 (Attachment A) attached hereto and incorporated herein, which serves as the capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations; and 2) the 2002-03 Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which calculates the amount to be levied upon the parcels within the areas of benefit.
4. Based upon the December 2002 Developer Fee Detailed Fire Station Plan and the 2002-03 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the developer fee's use and the type of development projects in which the developer fee is imposed; 2) the need for fire station facilities and the type of development project on which the developer fee is imposed; and 3) the amount of the developer fee and the cost of all or a portion of the fire station facilities attributable to the development on which the developer fee is imposed.

5. The Board of Supervisors approves and adopts the updated Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County as follows: a) the December 2002 Developer Fee Detailed Fire Station Plan is approved and adopted; b) the 2002-03 Developer Fee Update Fee Calculation Summary is approved and adopted; c) the updated developer fee amount of \$.3716 per square foot of the new floor areas of buildings is approved to be effective the first day of the month following the date of the approval of this updated developer fee amount by the Board of Supervisors; and d) all other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

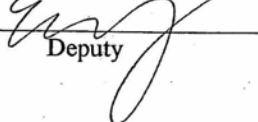
The foregoing resolution was adopted on the _____ day of _____, 2003, by the
BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

VIOLET VARONA-LUKENS, Executive Officer-
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Deputy

DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM
FOR THE BENEFIT OF THE
CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY**

DECEMBER 2002

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

The Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of December 2002 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 18 additional fire stations, 2 temporary fire stations, and the necessary capital equipment that will be required through Fiscal Year 2008-09 in the areas of benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by developer fee revenues or funds which the District has advanced from other sources. These advances will be repaid when sufficient developer fee revenue is generated.

The Plan is reviewed by the District and the participating cities annually for modifications and updates as necessary.

Terms Used in Plan	Explanation
Fire Station/Location	In most cases a site has not yet been purchased; the locations are therefore approximate.
Anticipated Capital Projects Costs	<ul style="list-style-type: none">Where actual costs are not yet available, the anticipated capital projects costs are based upon current costs.Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.No District overhead costs nor an inflation factor have been applied; all figures are based on current costs.Developer fee credit may be granted for the donation of a site, apparatus, or construction of a fire station to help offset the impact of development on the District.
Project Cost Estimate	Based on costs for fire stations currently under development. Includes plans and specifications, consultant services, plan check, permit and inspection fees, construction, and project management costs.
Amount Budgeted	Advances made by the District, to be repaid when developer fee revenues are sufficient, are indicated. If no amount is budgeted, the development of the fire station may be delayed until developer fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
FISCAL YEAR 2002-03**

FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs		F.Y. 2002-03 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 124 25870 Hemingway Avenue Stevenson Ranch Santa Clarita Valley	Remaining cost	\$40,000		7,924 sq. ft. Eng. 124	Station is occupied and substantially complete.
	Total	\$40,000	\$40,000 Dev. Fee		
Fire Station 126 Citrus Street South of Magic Mtn. Pkwy. City of Santa Clarita	Remaining cost	\$4,060,000		18,000 sq. ft. Eng. 273 Truck Div/Bn. HQ Prevention Haz. Mat.	Station to contain a 3-bay apparatus floor. Construction is in progress. Station occupancy anticipated to occur in March 2003. Apparatus cost is for a quint. Engine 126 is in service and housed at a temporary facility.
	Apparatus	690,156			
	Total	\$4,790,156	\$980,000 Dev. Fee		
Fire Station 89 Canwood St. between Reyes Adobe & Kanan Rd City of Agoura Hills	Project cost est.	\$4,350,000		12,000 sq. ft. Engine 265 Squad 65 Bn. HQ Training Rm.	Engine 265 and Squad 65 to be transferred to provide staffing. Construction anticipated to commence February 2003. Funding is 40% developer fee and 60% District revenue.
	Total	\$4,350,000	\$4,033,000 Dev. Fee/District		
Fire Station 108 Rock Cyn. Rd. north of Haskell and Copper Hill Santa Clarita Valley	Project cost est.	\$ 2,960,753		5000 sq. ft. Engine	Developer, Pacific Bay Properties, provided site for developer fee credit in the amount of \$200,000. Construction anticipated to commence in February 2003.
	Apparatus	377,089			
	Total	\$3,337,842	\$1,085,000 Dev. Fee		
TOTAL IN PROGRESS		\$12,517,998	\$6,138,000		

**DEVELOPER FEE DETAILED FIRE STATION PLAN
FISCAL YEAR 2002-03**

INITIATING PRIORITY YEAR*: 2002-03
TARGET OCCUPANCY*: 2005-06

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2002-03 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Temporary Fire Station 156 Santa Clarita Valley	Project cost est. \$275,000 Apparatus 377,089 <hr/> Total \$652,089	\$0	Engine	Occupancy anticipated to occur in August 2003. Project cost assumes infrastructure is already in.
Fire Station 156 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land \$343,648 Project cost est. 3,300,000 Apparatus 690,156 <hr/> Total \$4,333,804	\$0	12,000 sq. ft. Engine Quint	Apparatus cost is for a quint.
Fire Station 132 Wes Thompson Ranch Sand Cyn Rd north of Hwy14 Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 <hr/> Total \$3,220,737	\$0	8,000 sq. ft. Engine	Contract negotiations for the conveyance of a fire station site to the District by the developer for developer fee credits in progress. Developer is ABD Thompson, LLC.
Temporary Fire Station 104 Santa Clarita	Project cost est. \$275,000 Apparatus 377,089 <hr/> Total \$652,089	\$0	Engine	Project cost assumes infrastructure is already in.
	TOTAL 2002-03 \$8,858,719	\$0		

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.
*Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
FISCAL YEAR 2002-03**

INITIATING PRIORITY YEAR*: 2003-04

TARGET OCCUPANCY*: 2006-07

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2002-03 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 143 Hasley Canyon Area Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	Land will be provided by developer, Newhall Land and Farm, for developer fee credit.
Fire Station 137 Stevenson Ranch, Phase V Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	Developer, Lennar Homes, to provide a station site in the Stevenson Ranch Phase V development for developer fee credits.
Fire Station 128 Plum & Whites Cyn Rds Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 472,738 Total \$3,316,386	\$869,000 Dev. Fee	8,000 sq. ft. Engine Squad	A graded fire station site to be provided by Developer for developer fee credits. A station site is designated on tract map 46018, however, District is in negotiation for an alternative site within the project area. Apparatus cost is for an engine and squad.
Fire Station 150 Golden Valley Road, south of Hwy 14 Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	A station site is designated in the tract map for the Golden Valley Ranch project.
TOTAL 2003-04	\$12,978,597	\$869,000		

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

*Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
FISCAL YEAR 2002-03**

INITIATING PRIORITY YEAR*: 2004-05

TARGET OCCUPANCY*: 2007-08

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2002-03 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 104 Golden Valley Rd south of Soledad Cyn Rd. City of Santa Clarita	Land \$343,648 Project cost est. 2,500,000 Apparatus 0 Total \$2,843,648	\$799,000 Dev. Fee	8,000 sq. ft. Engine	Requested City of Santa Clarita to aid in negotiations with developer (Rasmussen) to provide site for developer fee credits. Development (Portabella) has stalled.
East Calabasas between Stations 68 and 69	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	
Fire Station 138 Tesoro Del Valle Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	Development is north of Copper Hill by San Francisquito and Seco Cyn. Developer to provide a station site for developer fee credits. (Tract No. 51644, Farmer John Development)
	TOTAL 2004-05	\$9,285,122	\$799,000	

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

*Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
FISCAL YEAR 2002-03**

INITIATING PRIORITY YEAR*: 2005-06
TARGET OCCUPANCY*: 2008-09

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2002-03 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$500,000 CFPD	8,000 sq. ft. Engine	Construction to be completed by the City of Lancaster. \$500,000 of Lancaster Fire Station Bond funds committed for this Station.
Newhall Ranch Del Valle area Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	Newhall Land and Farming to fund construction and apparatus requirements for developer fee credits. Station is to be built at District's Del Valle facility.
Fire Station 142 Southern Antelope Valley between Stations 81 and 80	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$3,282,000 Dev. Fee	8,000 sq. ft. Engine	
Fire Station 100 Valley Cyn Rd at Spring Canyon Santa Clarita Valley	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$469,000 Dev. Fee	8,000 sq. ft. Engine	Developer, Shadow Pines Partners, to provide a station site for developer fee credits. (Tract No. 48086)
Gate-King Ind. Park so. of Hwy 126 near Eternal Valley Memorial Park City of Santa Clarita	Land \$343,648 Project cost est. 2,500,000 Apparatus 377,089 Total \$3,220,737	\$0	8,000 sq. ft. Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
TOTAL 2005-06	\$16,103,685	\$4,251,000		

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.
*Target Occupancy is approximately one to two years from the actual start of construction.

ATTACHMENT B

**2002-03 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY**

	<u>Calculated Cost</u>	<u>Proportionate Station Share</u>	<u>Cost Applied</u>
Average Land Cost	\$343,648	100.00%	\$343,648
Fire Station Development Cost	\$3,270,555	100.00%	\$3,270,555
Engine	\$377,089	100.00%	\$377,089
Quint	\$690,156	20.95%	\$144,588
Squad	\$95,649	32.80%	\$31,373
Administrative Costs	\$155,986	100.00%	<u>\$155,986</u>
Total Cost per Fire Station			\$4,323,239
Total Square Feet of Development per Fire Station			<u>11,633,307</u>
DEVELOPER FEE AMOUNT PER SQUARE FOOT			<u><u>\$0.3716</u></u>